



## Flat 44, Royal Court, Teignmouth

£180,000 Leasehold

Seafront Location • Dual Aspect Views to Ocean and Countryside • Two Bedrooms • Living/Dining Room • Fitted Kitchen • Entry Phone Systems and Lift • 24 Hour Careline • Resident House Manager • EPC - B • Tenure - Leasehold

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Royal Court is a beautifully maintained complex for those aged 60+ in an enviable position directly opposite the Den and sea front. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. This apartment is located to the rear of the building on the second floor with elevated views to the side and rear which enjoy beautiful sunsets. This apartment also has excellent access out to the town. We've sold many flats in Royal Court and so know many people who live there, all of whom are very happy there. Also the Resident Manager is particularly helpful and many social activities can be enjoyed if you wish to get involved. Royal Court is accessed via a communal entrance with an intercom entry system. There is a lift and stairs to all floors. This apartment is situated on the second floor with a nearby stairway leading to an exit. Stepping in to the entrance hall of the apartment there is an entry phone system, electric heater, large airing cupboard with light which houses the hot water cylinder and doors off to the principal rooms.

The good size lounge is bright and airy has double glazed windows to the rear and side aspect with a pleasant outlook to the distant farmland. Off the lounge is the kitchen, accessed via double doors, with a double glazed window to the rear, base and wall units, single bowl single drainer sink unit, tiled splashbacks, electric eye level oven, hob and cooker hood and space for appliances.

The main bedroom has a double glazed window to the rear aspect and electric heater. The second bedroom has a double glazed window to the side aspect with a lovely aspect across the Den, the pier and out to sea.

The bathroom comprises a double length shower cubicle with electric shower, low level WC and wash hand basin in counter with storage below. There is also an electric wall heater, extractor fan and a shaver point.

There are emergency pull cords in each room and there are two telephone points, one in the lounge and one in the bedroom.

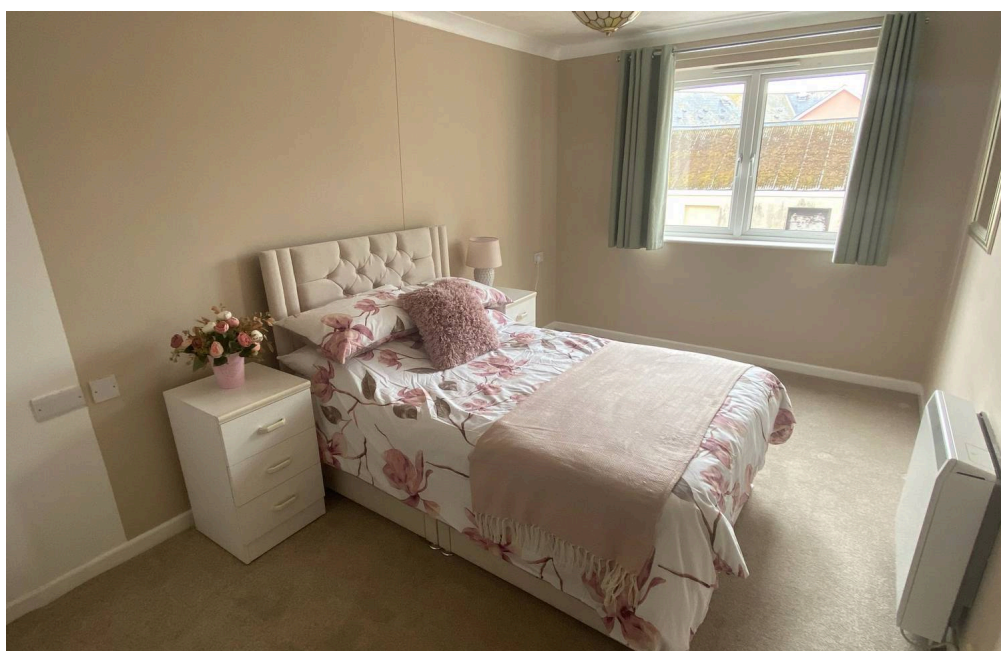
**MEASUREMENTS:**

Lounge/Diner 3.09m x 5.00m (10'02" x 16'05"),

Kitchen 2.15m x 2.30m (7'07" x 7'01"),

Bedroom 2.75m x 4.58m (9'00" x 15'00"),

Bedroom 3.28m x 2.43m (10'09" x 8'00").



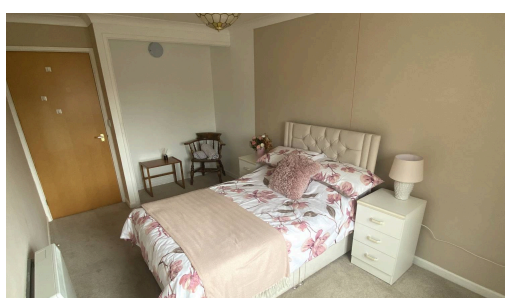
Council Tax Band D - £2,710.19 per year

Leasehold - 125 year lease from 1998

Service Charge - £4,359.64 per year incl water

Ground Rent £722 per year

Mains Services - Electric & Water.



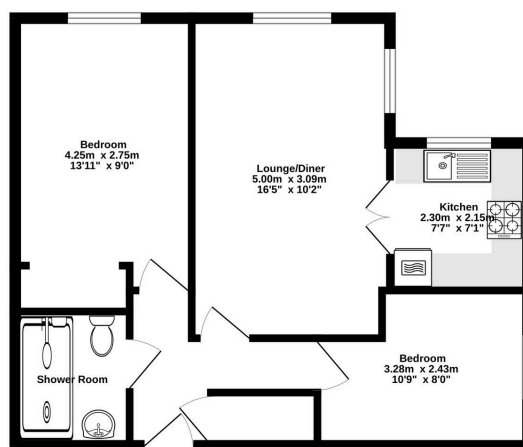
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



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**2nd Floor**  
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA: 49.2 sq.m. (530 sq.ft.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, dimensions, measurements, fixtures, fittings, views and any other items are approximate and not necessarily to scale. The area, location and the boundaries of the plot are approximate and not intended to be used as a basis for any prospective purchase. The services, systems and specifications shown have not been tested and no guarantee is given for any of the above. Chamberlain Homes Ltd. is not responsible for any errors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		